

63-44  
# 4669QUITCLAIM DEED  
Without Covenant

017871

KNOW ALL PERSONS BY THESE PRESENTS, that it, CASCO NORTHERN BANK, N.A., a national banking institution (the "Bank"), with its principal place of business at Portland, County of Cumberland and State of Maine, Mortgagee and Plaintiff pursuant to a civil action to foreclose a mortgage under 14 M.R.S.A. Section 6321 et seq., brought in the Kennebec County Superior Court, Civil Action Docket No. CV-92-432, against Patrick D. Surette and Sandra J. Surette, et als., and in execution of a Judgment of Foreclosure and Order of Sale dated January 28, 1993, in consideration of One Dollar (\$1.00) and other valuable considerations paid by

TWO J. G.'S REALTY, INC.  
RR 1, Box 2330  
Troy, Me 04987

TRANSFER  
TAX  
PAID

the receipt whereof it does hereby acknowledge, does hereby RELEASE and QUITCLAIM unto the said TWO J. G.'S REALTY, INC., its successors and assigns forever,

The premises located at 93 Drummond Avenue in the City of Waterville, County of Kennebec and State of Maine, further described as follows:

Beginning at a point in the easterly line of Drummond Avenue just two hundred and ten (210) feet northerly from an iron pin set at the intersection of said easterly line of Drummond Avenue and the northerly line of Park Avenue; thence easterly along the northerly line of land now or formerly owned or occupied by Warren Nelson, et al. one hundred (100) feet; thence northerly in a line parallel with said easterly line of Drummond Avenue seventy (70) feet; thence westerly in a line parallel with said northerly line of land now or formerly of Warren Nelson, et al, one hundred (100) feet to said easterly line of Drummond Avenue; thence southerly in said easterly line of Drummond Avenue seventy (70) feet to the point begun at.

Subject to a mortgage from Janet T. Nonni to Waterville Savings Bank dated October 22, 1975 and recorded in the Kennebec Registry of Deeds in Book 1859, Page 291.

Being the same premises conveyed to the Grantor herein by Mortgage Deed dated July 2, 1986 and recorded in the Kennebec County Registry of Deeds at Book 2986, Page 65, which mortgage

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has been foreclosed by civil action in the Superior Court, Kennebec County, entitled Casco Northern Bank, N.A. vs. Patrick D. Surette and Sandra J. Surette, Defendants, et als., Civil Action Docket No. CV-92-432, this sale and transfer being pursuant to said Court's Judgment of Foreclosure and Order of Sale dated January 28, 1993 and pursuant to the Notice of Public Foreclosure Sale duly published in the Morning Sentinel.

SUBJECT to all outstanding real estate taxes and sewer assessments which the Grantee assumes and agrees to pay.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said TWO J. G.'S REALTY, INC., its successors and assigns forever.

IN WITNESS WHEREOF, it, the said CASCO NORTHERN BANK, N.A. has caused these presents to be signed and its corporate seal to be affixed by Mark P. Girard, its Vice President hereunto duly authorized this 25<sup>th</sup> day of June, 1993.

Signed, Sealed and Delivered  
in presence of

CASCO NORTHERN BANK, N.A.

By: Mark P. Girard  
Name: Mark P. Girard  
Its: Vice President

State of Maine  
County of CUMBERLAND, ss.

6/25, 1993

Personally appeared the above-named MARK P. GIRARD in his capacity as Vice President of Casco Northern Bank, N.A. and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Casco Northern Bank, N.A.

Before me, Rebecca Anway  
Notary Public

SEAL

(Please also print name)

4026U

REBECCA ANWAY  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES NOVEMBER 5, 1999

RECEIVED KENNEBEC SS.

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1993 JUL 20 AM 9:00

ATTEST: Rebecca Anway  
REGISTER OF DEEDS